



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 6
Case No.: 17-LUCC-50006
Project # 1004847
March 8, 2017**

Staff Report

<p>Agent Alejandro Gonzales</p>	<p>Staff Recommendation</p>
<p>Applicant ModHab LLC</p>	<p>Approval of Case # 17-LUCC-50006, Project #1004847, a request for a Certificate of</p>
<p>Request Certificate of Appropriateness for new construction</p>	<p>Appropriateness for new construction based on the Findings beginning on page 13 and subject to the conditions on page 15.</p>
<p>Legal Description Lot 1, Block 18 Huning's Highland Addition</p>	
<p>Address/Location 401 Walter. SE</p>	
<p>Size 0.10 acres</p>	
<p>Zoning SU2/MR</p>	<p>Leslie Naji, Planner</p>
<p>Historic Location Huning Highland Historic Overlay Zone</p>	<p>Staff Planner</p>

Summary of Analysis

The applicant proposes to construct a new house with one and two story elements on a vacant lot at the corner of Walter Street and Lead Avenue. Facing Walter St. is a 15' wide pitch roofed element with gabled end and horizontally aligned fiber cement plank siding. Set back from this and running along Lead Ave. is a two story, flat roofed element with both horizontal siding and stucco finish. To the rear is a single story two car attached garage with horizontal siding and flat roof.

The applicant has incorporated gable ends and pitched roof element to address the traditional forms of the neighborhood while creating a contemporary house. Existing trees on the site are to be maintained and parking is accessed from the rear alley.

This project has been reviewed for compliance with the New Town Neighborhoods Development Guidelines and LUCC ordinance. Staff analysis follows.

PRIMARY REFERENCES: LUCC Rules of Procedure, Huning Highland Development Guidelines

SUMMARY OF REQUEST

Request	<i>Certificate of Appropriateness for new construction</i>
Historic Location	<i>Huning Highland Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	# of Stories	Roof Configuration, Architectural Style and Approximate Year of Construction	Historic Classification & Land Use
General Area	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival	Contributing; residential
Site to the North	2	Two-story Queen Anne cross gabled roof, 1896	Contributing, Residential
Sites to the South	1	One-story Hipped Box, 1908	Contributing, Residential
Sites to the East	1 1/2	One and a half-story Queen Anne with gabled and hipped roof, 1907	Contributing, Residential
Site to the West	1	One-story Simplified Queen Anne with cross gabled roof, 1892	Contributing, Residential

INTRODUCTION

Proposal and History

The applicant seeks a Certificate of Appropriateness to construct a new 2090 square foot house with one and two story elements on a vacant lot at the corner of Walter Street and Lead Avenue. Facing Walter St. is a 15' pitch roofed element with gabled end and horizontally aligned fiber cement plank siding. Set back from this and running along Lead Ave. is a two story, flat roofed element with both horizontal siding and stucco finish. To the rear is a single story two car attached garage with horizontal siding and flat roof.

The applicant has incorporated gable ends and a pitched roof element on the building mass on the south side of the lot which faces Walter Street. These qualities address the traditional forms of the neighborhood while creating a contemporary house. The elevation directed towards Lead Avenue is one of simple lines and single story cantilever elements and balconies to reinforce the pedestrian scale and experience. Existing trees on the site are to be maintained and parking is accessed from the rear alley.

The property is currently vacant and has been so for approximately 60 years. Historically, as shown on the 1898 Sanborn Map, one dwelling unit with two front porches and a rear porch occupied 401 Walter. An accessory building was located at the end of the property, along the alley; this was

possibly a coach or carriage house. The 1942 Sanborn Map shows that the main building had been divided into two dwelling units and the accessory building by the alley was a third dwelling unit. Sometime between the 1942 Sanborn map and the 1957 Sanborn Map the buildings were demolished/ destroyed. The site has remained vacant since then.

The LUCC approved a Certificate of Appropriateness for construction of a duplex building on this site in May of 2006 (project#1004847 06-LUCC-00531) for the same applicant. That project was never built.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small *Villa de Albuquerque*, and a “new town” was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of “new town” reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque’s many prominent business and professional citizens.

The architectural environment of the Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920’s the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, corners decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a variety of capping patterns, warm stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry—most of which came to the area over the railroad from eastern mail order houses—add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980.

The historic district continued to grow and develop through the first half of the twentieth-century. The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead and Coal. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation. A new sidewalk, street trees and on-street parking are adjacent to the subject property.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code

The subject property is zoned SU-2/MR Mixed Residential under the Huning Highland Sector Development Plan. It corresponds to the R-1 Residential zone in the Zoning Code with minimal exceptions. One is the minimum front setback, which is 10 ft. instead of 20 ft. for buildings other than garages or carports.

The subject property is located within the Huning Highland Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D) (1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

The proposed project complies with the Comprehensive Zoning Code on matters of height, setbacks and fencing.

A discussion of the proposal's conformance with the adopted specific development guidelines is provided below.

Resolution –132-1980 Designating the Huning Highland Historic Overlay Zone

This resolution designated and mapped the Huning Highland Historic Overlay Zone. The resolution included the adoption of design guidelines (revised 1998 and 2010). The Huning Highland Historic Overlay Zone was established and adopted by the Council on June 2, 1980. Development guidelines were adopted with the resolution. The guidelines were amended by the LUCC in 2010. The development guidelines are administered by the LUCC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

The proposal does not conflict with the designation ordinance.

Development Guidelines for the Huning Highland Historic Overlay Zone

The (design) development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines to protect neighborhood character, specifically those relating to new buildings, are applicable to this request. The proposal is analyzed with regard to relevant sections

POLICY – New Buildings

New construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.

The Huning Highland Historic Overlay Zone, while offering a variety of architectural types and styles, is predominantly one and two story houses. Along Walter Street, houses run the gamut of finish materials, including brick, wood lap siding and stucco. The majority of roofs are pitched and gabled, hipped or a combination of the two. One block down from the project site, at the corner of Walter and Coal, there is a flat roofed stucco house.

Guidelines

1. Design new buildings to appear similar in scale to other buildings on the block:
 - a. Break large masses into smaller segments similar to other buildings.

- b. The perceived mass of buildings from the street shall be reduced by details such as windows, doors and entry porches.

The project design has broken the building into three distinct masses, including the garage. The smaller southern mass with its pitched roof is similar in proportion to existing TB cottages in the neighborhood, although the placement of a single centered window is not in keeping with traditional window rhythm. Two separated windows would be more compatible. The larger flat roof mass offers some relief through the placement of porch overhangs and balconies. It is set back 10' and has at least one large tree that is to remain. The house across Lead from the project is one of the larger houses in Huning Highland with a full second story, lessening the impact of the rectangular mass.

2. Design a new building to reinforce a sense of human scale. This can be achieved with the use of:
 - a. Building materials of traditional dimensions
 - b. One-story porches
 - c. Solid to void ratios that are similar to traditional buildings.
 - d. Windows should be recessed and similar in size to surrounding buildings.

The choice of building materials, although not always traditional, is of traditional appearance. The lap siding and stucco used are seen throughout Huning Highland. Elevations from both Walter and Lead have single story porch elements or balcony overhangs.

The solid to void patterns of windows are not similar to those on traditional building, nor are the size and placement of windows. The building plans do not show adequate detail for the windows to determine if they are set back or to be installed flush with the exterior wall; however they do appear to be flush mounted. This is counter to the recommendation that windows be recessed.

3. Design the front elevation to appear similar in scale to contributing buildings on the block.
 - a. On a two-story building there should be a one-story element such as a porch.

The Walter Street elevation has a one-story porch as well a one-story building mass. The Lead Avenue elevation also benefits from the one-story porch.

4. Infill construction should enhance the pedestrian character of the district.
 - a. Entrances to new buildings shall be oriented towards the street.
 - b. Maintain patterns of window and door proportions and placement found in the vicinity.
 - c. Maintain the front setback most common on the block.
 - d. The space between adjacent buildings should be the same as the average space between other buildings on the block.

- e. Parking and garages should be located towards the rear of the property whenever possible.

The front entrance is in conflict. The front walkway leading up to the porch is from Walter St. with the door actually facing Lead Ave. The guidelines state that front entrances should be oriented toward the street. As all on site paving suggests Walter is the front street, it is recommended that the front door be relocated around the corner of the house to face Walter St.

Window patterns and proportions are not in keeping with existing neighborhood norms. The majority of windows reach down to the floor and are more sparsely located than in the traditional neighboring houses. This is not inappropriate for the boxier two story mass; however, the smaller mass with the pitched roof would be better served to have two windows, mirroring adjacent patterns, even of the window style and proportion is different.

Front setbacks along the block range from 15' – 18'. The one-story mass with the pitched roof is set back 15' from the sidewalk, whereas the larger mass is setback approximately 45'. More of an overlap between the two masses would unify the building more.

Parking and garage is located to the rear of the property with access from the alley.

5. Use building forms that are similar to those of contributing buildings on the block.
 - a. Rectangular masses are the typical building form.

Typical building forms are utilized with the project.

6. Use roof forms that are similar to contributing buildings on the block.
 - a. Hip and gabled roofs are appropriate in most settings.
 - b. Flat roofs should be used only where appropriate to the context and should have a parapet.

Although it is subservient to the larger flat roofed mass, the smaller mass closer to the sidewalk on Walter provides a gable end pitched roof. The connection between the two masses is very uncomfortable as it looks as though one is sitting next to the other and not forming a cohesive whole. The roofing detail at the area might also pose a problem as water will want to pond at the joint.

Although the area of connection is small, approximately 16', the addition of a pitched roof addition perpendicular to the gabled roof would ease the transition between the two masses and potential relieve future water problems. (See Attachment A-1)

7. Exterior materials used on new buildings should complement those materials found on contributing buildings in the neighborhood.
 - a. The use of wood, masonry and stucco is encouraged. If wood is used, it must be laid in a historic manner such as beveled (clapboard) or drop (shiplap).
 - b. Synthetic siding materials, such as cementitious products, may be appropriate if they are similar to traditional materials.
 - c. Wood is the preferred choice for window and doors. Metal window frames are discouraged other than exterior cladding for wood windows.
 - d. Roofing materials shall be similar in appearance to other buildings in the district.

Materials on the project, as mentioned previously, complement those materials used in the neighborhood on historic properties. Fiber cement lapboard panels, laid horizontally, are visually similar to what is currently found on houses, as is the stucco. One element lacking from the pitched roof mass is a horizontal cornice board across the base of the triangular gabled end. This would add definition to the elevation, tying it into similar elements seen on the street. (See Attachment A-2)

The specified roof material is onyx black asphalt 3 tab shingles and is similar to other roof material in the area.

Windows specified are bronze colored fiberglass windows with single pane, casement and single hung windows.

8. Imitation of older historic styles is discouraged.
 - a. Interpretations of historic styles may be appropriate if they are subtly distinguishable as new buildings.
 - b. Incorporate details and ornamentation found on historic buildings within the context of new construction.

The proposed project very clearly expresses itself as new construction and from contemporary times. Staff suggests the addition and incorporation of some additional elements onto the gabled façade in order bring into play more historical references. This would soften the contrast of the boxier two-story mass. The addition of a 6"-12" cantilever of balconies along the Lead Ave. elevation might add more definition to an otherwise flat elevation.

9. Contemporary interpretations of traditional detail are encouraged.
 - a. New designs for details such as window and door trim, porch railings, columns add interest while remaining compatible with the historic buildings.

This project for new construction does not incorporate traditional detailing.

10. See Site Features and Streetscape section for additional guidelines in parking areas, site grading and lot patterns.

POLICY – Site Features & Streetscapes

Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features.

The proposed site has been vacant for more than 60 years. It is currently fenced with a flat lot and some trees. The site plan calls for maintaining existing large caliper trees and cedar wood fence around the rear yard. It does not disregard existing features.

Site Grading and Lot Pattern

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
 - a. Lots should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

This project utilized a five foot setback from the property line maintaining the standard pattern of the block.

3. Preserve the historic grading design of the site.
 - a. Altering the overall appearance of the historic grading is not appropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
 - b. Any change of more than one foot in existing grade at any point within the front yard setback requires a Certificate of Appropriateness. In cases where a site's grading is a character-defining feature that establishes the visual shape and visual appearance of the historic district, significantly altering or removing the grade is prohibited.
4. Grading and drainage plans required for new construction shall show both existing and proposed grades.

No changes to the site grade are proposed

5. Maintain the planting strip.

The existing planting strip shows no improvements to be made.

Fences and Free Standing Walls

7. When constructing new fences, use materials that appear similar to those used historically.

The proposed fence material is 6'X8' cedar vertical plank fence panels with a flat top. Such material is not contrary to historic materials and the flat top is more in keeping with the contemporary design of the house.

9. Fences taller than three feet may be appropriate in the side or rear yards. However, the fence should not begin before the midpoint of the house.

There is no fence proposed for the front yard. The side and rear yards do have a fence. Fencing is setback from the front of the house but begins before the midpoint of the house. The nature of the position along Lead with fairly heavy traffic warrants the placement of the fence for nearly the full length of the house. In addition, this is new construction and is not covering or blocking from view historical detailing.

Parking areas and driveways

19. Avoid large expanses of parking

- a. Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- b. Locate parking areas to the rear of the property when physical conditions permit.
- c. An alley should serve as the primary access to parking when physical conditions permit.
- d. Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

Project parking is via the rear alley and includes a paved driveway leading to a two car garage.

20. Screen parking areas from view of the street.

- a. Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

The site provides a 20' space between the public right-of-way and the driveway.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Huning Highland Historic Overlay Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved,"

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

§14-12-8 (B) (3) The change qualified as a "certified rehabilitation: pursuant to the Tax Reform Act of 1976.

§14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The LUC ordinance criteria have been reviewed for compliance against this proposal. The site is currently vacant and has been for many years. This project is one for new construction and not restoration of a historic property. It is the intention of this ordinance to guard against

incompatible construction in historic overlay zones and not to freeze them in time. This proposal complies with a significant number of the ordinance requirements.

Additional Considerations

The applicant notified the Huning Highland Historic District Association and the Broadway Central Corridors partnership of this request. No comment has been received to date.

Conclusions

As discussed in the analysis above, the proposed project is one of new construction. Its overall design is one of simplistic contemporary design, although some effort has been made to incorporate the rhythms and roof shapes of the neighboring properties. While it is substantially compliant with the guidelines, additional elements need to be added to the small mass at the south end of the project, including a change to window number and placement and the addition of a horizontal cornice board at the base of the gables. Extension of the second floor balconies to the north of the façade would provide additional shadow and relief as will the incorporation of the required window setback.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 17-LUCC-50006 / Project # 1004847 (March 8, 2017)

1. This application is a request for a Certificate of Appropriateness for new construction at 401 Walter St. SE described as Lot 1, Block 18 of the Huning Highlands Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR.
2. The subject site is a vacant lot of approximately 0.16 acres.
3. The proposal is to construct a new single family house. The proposed house would have one and two-story masses, 2,090 sq. feet, including the attached garage. The proposal has both flat roof and pitched roof masses. Exterior wall finishes are stucco and fiber cement horizontal siding. An entry porch is located at the front of the proposed building formed from the building cantilever above.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work does not conflict with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 10 below.
7. The proposal is predominantly consistent with the guidelines for new construction #1, 2, 3 and 5 in that the proposed scale is similar, in part, to other buildings along Walter St. The flat-roofed rectangular mass is broken into two elements, one single story and one two story. Building forms are similar to those in the neighborhood and material dimensions, i.e. siding, are traditional to the area. The proposal is not consistent with guideline #2 in that the window openings vary widely from surrounding buildings, are of a different vertical dimension and fail to demonstrate the required setback from the exterior wall face.

8. The proposal enhances the pedestrian character of the district by adding development to a vacant dirt lot fronting both Walter St. and Lead Ave. It is consistent with the guidelines for new construction #4 in that the entrance is oriented to the street, the front setback is appropriate for the block and the space between adjacent primary buildings is typical to the block. Parking is located at the rear and accessible from the alley. The proposal is not consistent with guidelines #4 in that the pattern of window proportions is different from the majority of houses in the vicinity.
9. The proposal is substantially compliant with guideline #6 for roof design. The design includes both flat and pitched elements; however, the connection between the two fails to integrate the design into a cohesive whole, making the pitched roof to look an afterthought. An additional pitched element, perpendicular to the one currently proposed is required to blend the two elements into a single unit.
10. The proposal is consistent with guidelines # 7 in that the exterior materials are stucco and lap siding that complement materials found on contributing buildings in the neighborhood. Windows are fiberglass pultrusion in a bronze tone finish. The roofing proposed for the southern pitched roof is onyx black asphalt 3 tab shingles.
11. The proposal is consistent with applicable guideline #10 *Site Features and Streetscape*. Parking is located at the rear and the historic grading of the site is not affected. New fencing on the site plan is 6' high cedar vertical panels.
12. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*". The architectural character, historical value of the Huning Highland Historic Overlay Zone will not be significantly impaired or diminished due to the proposal's conformance with the specific development guidelines.

RECOMMENDATION - Case No. 17-LUCC-50006/ Project # 1004847- March 8, 2017

APPROVAL of *17-LUCC-50006/ Project # 1004847*, an application for a Certificate of Appropriateness for new construction, located at 401 Walter St. SE, described Lot 1, Block 18 of the Huning Highlands Addition, a property in the Huning Highland Historic Overlay Zone, zoned SU-2/MR based on the above twelve findings and subject to the following conditions.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Window placement in the Walter street elevation shall be altered to incorporate two windows rather than the one centered window to create a regular fenestration pattern that is more compatible with the character of the district.
3. Horizontal cornice board shall be added to the base of the gable on both the east and west elevations. This board should be of a complementary color to better define the gable ends.
4. The second story balconies shall be cantilevered to the north to provide detail to that elevation.
5. Front door shall be relocated to be facing Walter St.



**Leslie Nazi, Planner
Urban Design and Development Division**

Attachments:

- A-1 Roof detail
- A-2 Gable cornice board

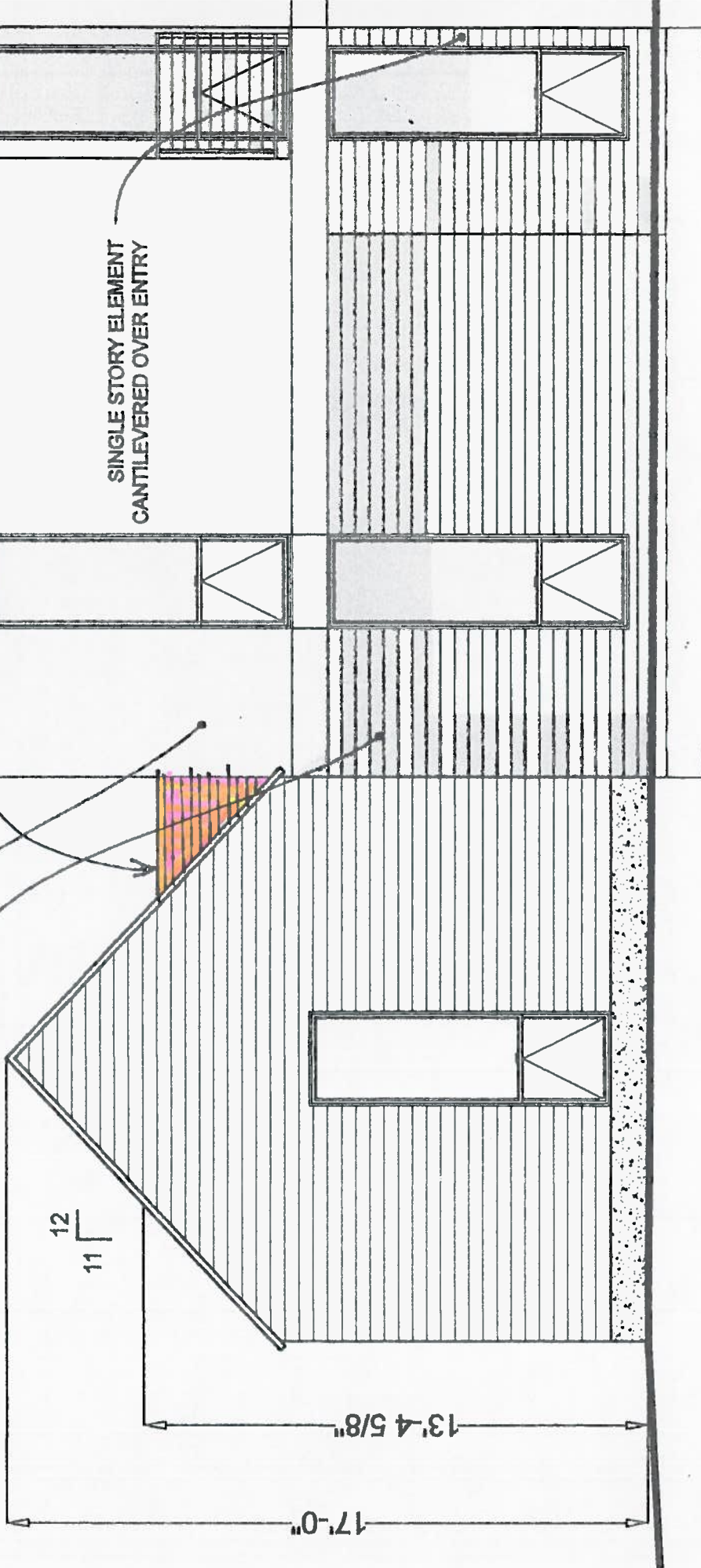
C
A108

Sto Limestone Finish - 35233T GREY
OR SIMILAR SYNTHETIC STUCCO

SINGLE STORY ELEMENT
CANTILEVERED OVER ENTRY

ADD ROOF BRIDGE

SINGLE STORY ELEMENT
CANTILEVERED OVER ENTRY



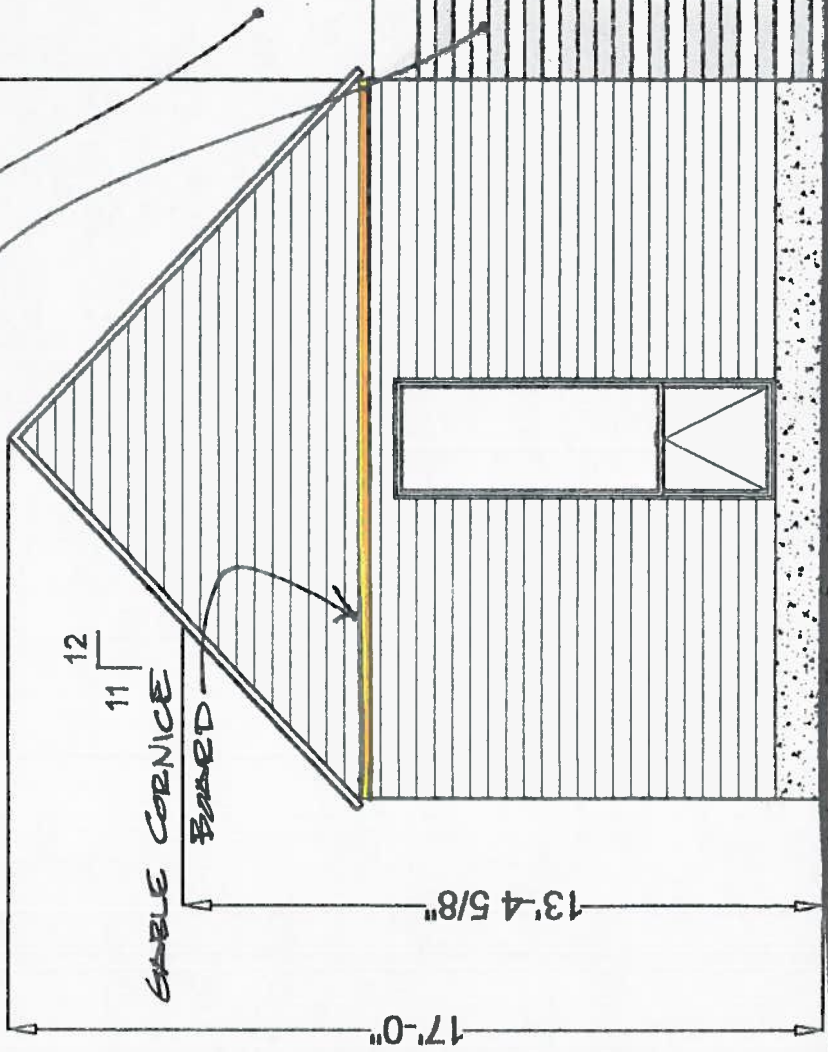
Roof Detail
ATTACHMENT A-1

EAST ELEVATION 1/4"=1'-0"
(MAIN ACCESS)

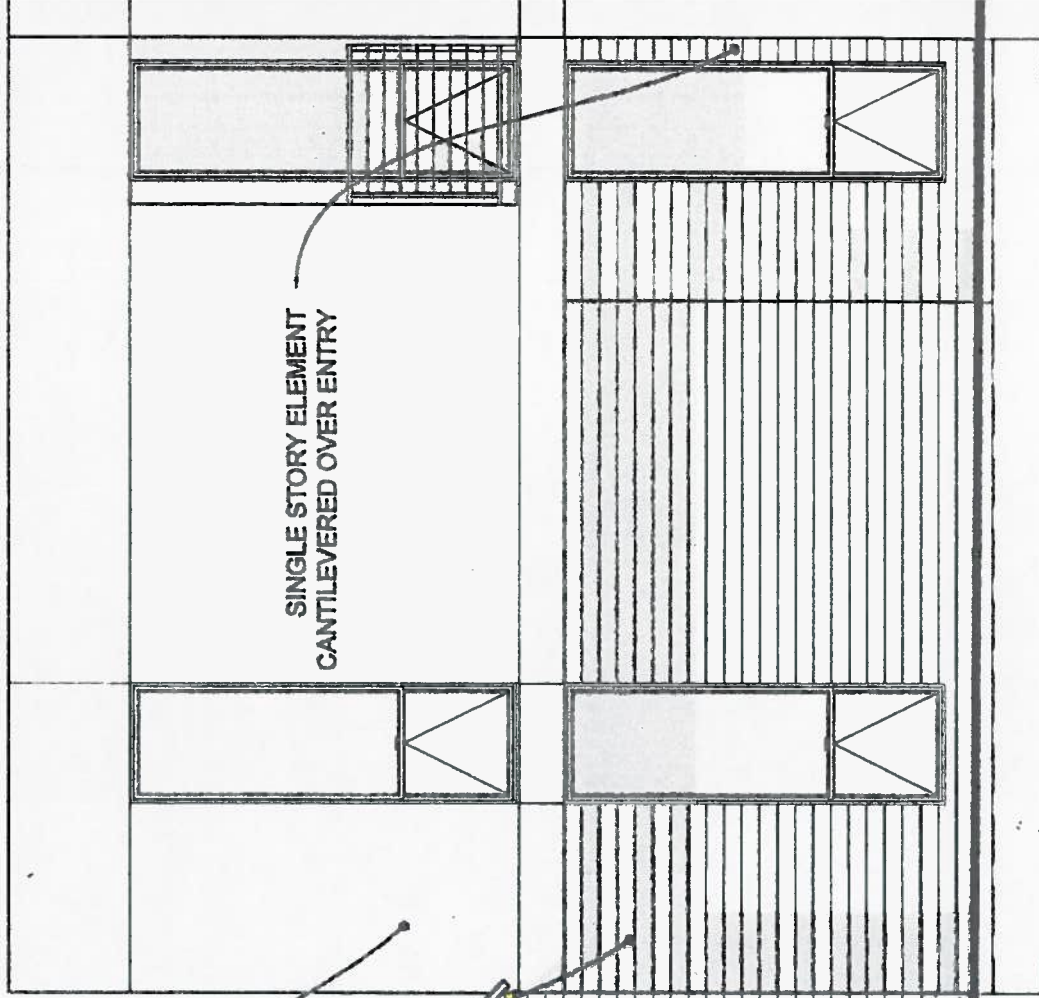


Sto Limestone Finish - 35233T GREY
OR SIMILAR SYNTHETIC STUCCO

SINGLE STORY ELEMENT
CANTILEVERED OVER ENTRY



SINGLE STORY ELEMENT
CANTILEVERED OVER ENTRY



SABLE CORNICE BOARD
ATTACHMENT A-2

EAST ELEVATION 1/4"=1'-0"
(MAIN ACCESS)

APPLICATION MATERIAL



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		
<input type="checkbox"/> IP Master Development Plan			
<input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional Agent (if any): GABRIEL GONZALEZ PHONE: 209-5447
 ADDRESS: 2101 SEQUOIA RD NW Apt. A-2 FAX: _____
 CITY: ABQ STATE NM ZIP 87120 E-MAIL: gabgonzalez@astart.com
 APPLICANT: Med-Hab LLC PHONE: alejandror@medhab.com
 ADDRESS: 6101 Sequoia Rd NW Apt A-2 FAX: _____
 CITY: ABQ STATE NM ZIP 87120 E-MAIL: alejandror@medhab.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: OWNER REQUEST COA FOR NEW CONSTRUCTION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1 Block: 18 Unit: _____
 Subdiv/Addn/TBKA: HUNING HIGHLAND ADDITION
 Existing Zoning: SU-2/MR Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: 101405745824443708

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004847
1004504

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 0.16
 LOCATION OF PROPERTY BY STREETS: On or Near: 401 WALTER ST. SE
 Between: LEAD AVE. and CORDA AVE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2-8-17

SIGNATURE Gabriel Gonzalez DATE 2-8-17
 (Print Name) GABRIEL GONZALEZ Applicants Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17LUCC . 50006</u>	<u>COA</u>	---	<u>\$ 35.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	---	<u>\$ 35.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>LMF</u>	---	<u>\$ 10.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	---	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	---	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	---	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	---	<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	---	<u>\$</u>
	Hearing date <u>March 8 2017</u>			Total <u>\$ 80.00</u>

[Signature] 2-8-17
 Staff signature & Date

Project # 1004847

Revised: 6/2011

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- | | |
|--|--|
| Historic Zone or Designation:
<input type="checkbox"/> Historic Old Town
<input type="checkbox"/> Historic Old Town Buffer Zone
<input checked="" type="checkbox"/> Huning Highland
<input type="checkbox"/> Fourth Ward
<input type="checkbox"/> Eighth & Forrester
<input type="checkbox"/> City Landmark
<input type="checkbox"/> HH-Edo UCOZ | Type of Request:
<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Sign (Please read the note below)*
<input type="checkbox"/> Relocation
<input type="checkbox"/> Demolition
<input type="checkbox"/> National Register Nomination Review
<input type="checkbox"/> City Landmark Designation
<input type="checkbox"/> City Overlay Designation
<input type="checkbox"/> Other _____ |
|--|--|

- Number and Classification of structures on property:**
- | | |
|-------------------------------|---|
| #_ Significant Structures | Does this request involve a residential property? |
| #_ Contributing Structures | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| #_ Noncontributing Structures | Are tax credits or preservation loan funds applied |
| #_ Unclassified Structures | for in connection with this proposal? |
| | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

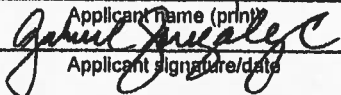
Attention applicants:
 A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

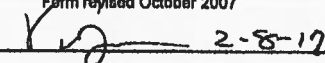
- LUCC public hearing applications:**
- Project drawing checklist completed during a consultation with LUCC planner
 - All materials indicated on the project drawing checklist. 15 packets for residential projects 18 for nonresidential or multi-use projects.
 - Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
 - Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement (provided upon application)

- Administrative (Staff) Approval checklist:**
- Project drawing checklist completed during consultation with LUCC planner
 - All materials indicated on the project drawing checklist and required by the LUCC planner
 - Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
 - Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
 - Administrative Approval (LUCCS) Sign Posting Agreement
 - LUCC building permit waiver signed by the applicant (provided upon approval)

*PLEASE NOTE: Approval of a signs in the overlay zones also require a sign permit from Zoning in addition to LUCC approval.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

GABRIEL SONZAI
 Applicant name (print)

 Applicant signature/date

<input type="checkbox"/> Checklists complete	Application case numbers	Form Revised October 2007
<input type="checkbox"/> Fees collected	1) LUCC - \$5000	 2-8-12
<input type="checkbox"/> Case #s assigned	_____	Dev Review Division signature/date
<input type="checkbox"/> Related #s listed	_____	PROJECT# 1004847

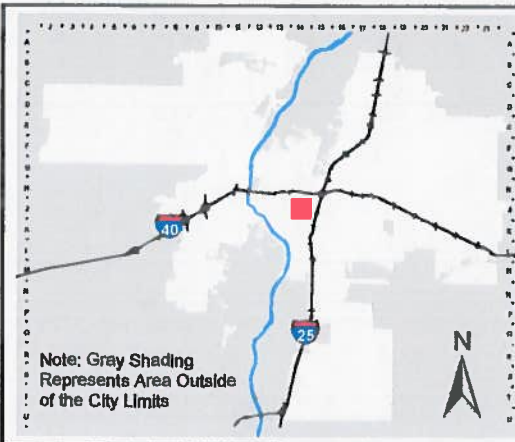


For more current information and details visit: www.cabq.gov/gis

Address Map Page:

J-14-Z

Map Amended through:
1/29/2016



Note: Gray Shading
Represents Area Outside
of the City Limits

These addresses are for informational
purposes only and are not intended
for address verification.



Gabriel Gonzalez

505-209-5447 alegonzalezbasurto@gmail.com 6101 Sequoia RD NW, A2 Albuquerque, NM 87120

February 8, 2017

LUCC
CABQ Planning Dept
Plaza del Sol
Albuquerque, NM 87120

Dear Commissioners,

I have submitted a request for a certificate of appropriateness for my property located at 401 Walter Street SE. I am proposing a house that was designed by my son. It is a two story house with 2080 square feet. It was designed following the Huning Highlands Guidelines. Please find the enclosed plans for your review. My intention is to begin construction shortly after approval from your commission. Thank you again for your consideration.

Sincerely,



Gabriel Gonzalez